

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

FINAL - No Sig

STATE: Indiana
COUNTY: St. Joseph
FOR NPS USE ONLY
ENTRY DATE

1. NAME

COMMON:
West Washington Historic District

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

CITY OR TOWN: South Bend CONGRESSIONAL DISTRICT: Third (3rd)

STATE: Indiana CODE: 18 COUNTY: St. Joseph CODE: 141

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) <input type="checkbox"/> Comments

4. OWNER OF PROPERTY

OWNER'S NAME:

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
County-City Building

STREET AND NUMBER:
227 W. Jefferson

CITY OR TOWN: South Bend STATE: Indiana CODE: 18

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
See attached continuation sheet

DATE OF SURVEY: Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE: 18

SEE INSTRUCTIONS

STATE: COUNTY: ENTRY NUMBER: DATE: FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The West Washington district is an area extending westward approximately nine blocks from the downtown commercial district of South Bend. The width of fine residential development in this direction is confined by two major traffic arteries, Lincolnway to the north and Western Ave. to the south. The center spine of this district is Washington Ave.

Washington Ave. historically was the major circulation penetrator. On this right-of-way the early street cars connected the western urban expansion of the city with the downtown. Along this way the leading citizens of the community built to express their affluence sustained by the industrial growth of the late 19th century.

Quite naturally this spine formed the nucleus for generating homes of competitive spirit but demanding less investment. These periphery homes nonetheless contain esteemed craftsmanship and occasional brilliance in their refreshing proportions. The neighborhood with all its architectural variety has a remarkable degree of continuity.

The primary contributors to the cohesive quality of the neighborhood are the relatively short span in years of building activity, the consistency of land use, the present high occupancy rate of structures, the insulation from conflicting land use, the relief of east-west traffic by Lincolnway and Western, the relatively good maintenance of some of the major structures, and an overall pattern of stately urban trees.

In addition to the circulation pattern, a major determinant to the structural form of the neighborhood is the strategic location of significant buildings. The residential quarter is anchored by St. Hedwig and St. Patrick's to the south, St. Paul's at the northwest corner and the People's Church and the Old Court House to the east. These sentinels define the area and are indicative of the quality within their boundaries. A partial list of the principle buildings of the district includes:

1. Bartlett House - 720 W. Washington 1850
Two story, five void regular, cross gabled, cream brick cottage, classic in detail. Exterior in good condition, interior needs repair. Sited back from street and is inconspicuous because of landscaping.
2. Birdsell House - 511 W. Colfax 1897
Two story plus ball room attic. Stone lower floor, brick second with stucco and timber gabled attic. Good stone work on porch and porte-cochere. Without exterior alteration and only minor interior changes.
3. 2nd County Court House - 112 S. Lafayette 1855
Two story Greek Revival style, faces Lafayette but formerly stood one-half block east facing Main street. Sandstone with brick columns with concrete fluting and cast metal corinthean caps. Excellent interior condition. Dominant visual position in streetscape of both downtown and historic district.
4. DeRhodes House (Avalon Grotto) - 715 W. Washington 1906 (Frank Lloyd Wright Design)
Two story stucco on brick, early prairie style. Interior much altered in 1950's to convert to a social club. Exterior in tact but needs some maintenance.
5. Holley House - 719 W. Washington circa 1860
A delicate, unimposing, rambling, spindle-style frame dwelling, elaborated especially in the porch and window details lending a warm charm to the neighborhood. Well maintained and without any disruptive alterations.

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6. Kaiser-Schmidt House - 803 W. Washington circa 1890
Two and half story Romanesque, ashlar stone, irregular plan with corner turret and high pitched roof giving a castle like appearance. Road improvements to south and east crowd the structure and demean the appearance.
7. Listenberger-Nemeth House - 744 W. Washington circa 1870
Two story brick Italinatate painted, maintained inside and out in excellent condition. Fine interior woodwork.
8. O'Brien House - 116 S. Chapin St. circa 1920
Frame two and half story shingle covered bungalow with spacious second and third floor under massive attic roof. Fine condition in itself and a desirable neighbor to the more imposing Oliver House across Chapin street.
9. Oliver Mansion (Copshaholm) - 808 W. Washington 1896
Two and half story Queen Anne or Neo. Jacobean stone chateaux in splendid condition with stone wall fencing and well maintained garden.
10. Oren House - 710 W. Washington circa 1875
Two story Italinatate irregular plan; side entrance off nicely detailed porch. Flat roof with elegant bracketing. Exterior suffers from addition of asbestos siding shingles but the general character greatly enhances the residential scene.
11. The People's Church - 302 W. Washington 1889
Imposing Romanesque rough granite fieldstone structure with intersecting roofs and dominant corner tower forming the main entranceway. A masterpiece of stone masonry work achieving elegance without detail carving.
12. St. Hedwig Church - 331 S. Scott circa 1895
Single central spired brick provincial Romanesque. Stone, round-arched shallow arcade. Brick corbelling at eaves and a touch of classic in the spire. Well maintained and visually dominant.
13. St. Patrick's Church - 309 S. Taylor 1886
Two story brick Gothic with excellent 13th century exterior detailing. Fine condition, including rectory to the south, dominates fine open green to the north.
14. St. Paul's Memorial United Methodist Church - 1001 W. Colfax 1901
Two story grey rusticated stone, Greek cross plan form, with intersecting red tile gabled roof. Twin portal with crestings and corbels, surmounted by broad window. Square massive tower with gothic parapet and decorated finials.
15. Studebaker Mansion (Tippecanoe Place) 620 W. Washington 1889
Three story irregular hip and gabled, granite field stone Romanesque chateaux. Double arched entryway flanking granite porte cochere. Sumptuous interior woodwork, paintings and stone hearths. Maintained as originally built.
16. West House - 724 W. Colfax circa 1850
Two story Greek revival. Simple form with pediment on main facade without side additions but with addition to the rear in original style. Good condition, original siding with new shutters. Best example of this style in district.
17. Worker Houses - West Thomas St. circa 1865-1900
A row of single story and story and a half frame houses, clapboard siding, simple in detail; some with porches; one brick example. These are typical of the area as homes for the workers of the industrial plants.

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Statistically the proposed district includes a total of 424 structures consisting of 296 major structures and 128 auxillary buildings. Of these, a total of 33 are regarded as superior examples and have been designated as must be preserved. The vast majority of the remainder contribute overwhelmingly to the architectural integrity of the district and should be preserved if not for minor merits at least for the purpose of portraying the residential quality beyond the immediate sites of the exemplary structures. The preponderance of deteriorated structures are garages on back alleys. Generally these would not economically merit restoration and their eventual removal would not impair the general visual quality.

The tally of structures is:

SUMMARY

	group 1 must be preserved	group 2 should be preserved	group 3 preserve if practical	group 4 develop	TOTAL
rating	12+	9-11	5-8	0-4	
number of auxiliary bldgs	6	9	44	69	128
percent	5	7	34	54	100
number of major bldgs	27	68	176	25	296
percent	9	23	59	9	100

The visual appearance of the area has lost the quality of the former charm through neglect and 20th century urbanization techniques. On many streets a tattered appearance comes from lack of paint and cracking sidewalks. Original textures and quality are lost by the asphalt surfacing of the brick streets and the introduction of high intensity lighting. More significant destructive impact comes from the loss of some landmark homes for the construction of a few low modern office buildings and the recent (1969) inner belt highway construction on the Chapin Street right of way.

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|--|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input checked="" type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known) **1854 - 1910**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input checked="" type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input checked="" type="checkbox"/> Industry | losophy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | Architecture | <input type="checkbox"/> Social/Human- | _____ |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

The West Washington Historic District is a significant example of a middle western residential and civic environment of the period 1855-1910. Here a number of elements which illustrate the growth of a middle-sized late nineteenth century urban community are brought together: commerce, industry, politics, religion, and architecture. West Washington Avenue, the principle element of the district, was formerly a major thoroughfare for both pedestrian and vehicular traffic, as well as a significant indicator of social mobility and status within the South Bend community.

As an industrial city emerging from the wilderness, South Bend was uniquely successful. Geographically located to catch the westward population expansion, the city was fortunate in the number and quality of inventive and industrial leaders who located here. With James Oliver's invention of the chilled plow, Oliver Farm Equipment Company became the world's prime producer of plows. The Studebaker Manufacturing Company built wagons, carriages and military vehicles and they too were to become the largest manufacturer of their kind in the world. Other industrial firms included the Birdsell Manufacturing Company, Malleable Range Company and the South Bend Chilled Plow Works. These manufacturing concerns were all active at the height of the industrial period during the last half of the nineteenth century. Some lived well into the twentieth century and some still exist.

All manufacturing depended heavily on immigrant labor and the ethnic groups came in force. Largest in number were the Poles, Hungarians, Germans, Irish and Belgians, and the types of domestic residences they once occupied are extant along West Thomas St.

Manufacturing was the chief activity which gave growth to the city, however, without astute managerial and financing skills, such production success might not have been possible. James Oliver invented the chilled plow, but it was the executive genius of his son, J. D. Oliver, who was to develop the great production facility. J. D. Oliver's real talent was financial capitalism and his accomplishments in this area of economic history deserves recognition along with J. P. Morgan, Cyrus McCormick, Cornelius Vanderbilt, Henry Ford, A. W. Mellon and E. H. Gary, who were his associates. As an influential member of the interlocking directorates of banking houses such as Chase National Bank of New York and The First National Bank of Chicago he became renown for his investment astuteness. He bought stock in railroads such as the New York Central and the Pennsylvania in addition to helping establish a belt line of Indiana Northern Railroad and being a member of the P.C.C. and St. Louis.

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(Number all entries) Statement of significance - W. Washington Historic District - 2

While the factories are not located in the Historic District, the area illustrates the broad range of residences identified with this industrial period. There are typical factory worker houses, some planned by both Studebaker and Olivers, there are a number of substantial middle class homes and there are the monumental mansions of the industrialists. The Historic District architecture displays the works of major architects such as John Mills Van Osdel who designed the Second County Court House (1854), Henry Ives Cobb, who designed the Clement Studebaker Mansion (1886-88), Lamb and Rich who designed the Oliver Mansion, (1896), to the Prairie House designed by Frank Lloyd Wright (1906).

Two churches, St. Patricks and St. Pauls have not been altered inside or out while a third, St. Hedwig, has had interior change. A fourth building, The Peoples Church, is thought by many architects to be the finest example of Richardsonian Romanesque in the area.

The City of South Bend has always produced its share of local, state, and national political leaders. The Second County Courthouse served as political headquarters of the City from the time of its completion in 1854 until the third courthouse was completed in 1898. Many a career was launched from its steps as the political rhetoric flowed.

The Historic District was home to many individuals who were to become political leaders, such as J. D. Bartlett, local civic leader and abolitionist; Burt Ford, state senator; Abraham Lincoln Brick, United States Representative, Clement Studebaker, friend and host to President Benjamin Harrison and who served as United States Representative to the Pan-American Congress in 1889.

The district also includes the site of the home of Schuyler Colfax, newspaper editor, congressman (1855-1869, Speaker of the House, 1863-1869) and Vice President of the United States (1869-1873).

The West Washington Historic District illustrates the historical continuity and interrelation of sites and structures which shows vividly the pattern and nature of urban development for the latter part of the nineteenth century. This concentration demonstrates the ethnic and religious diversity of the period, particularly in its churches: St. Patrick's (Irish and other English-speaking Catholic), St. Hedwig (Polish-Catholic), St. Paul Methodist. The district has been largely bypassed by twentieth century builders and remains today substantially in the form in which it was completed at the turn of the century. South Bend's growth as an industrial city is clearly visible here in a residential reflection of the dwellings of all classes, from foundrymen to the great industrialist.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Indiana Houses of the Nineteenth Century, Peat, Wilbur D.,
 Indiana Historical Society, 408 State Library & Historical Building
"West Washington Historic District" Master Study
 Crumlish/Sporleder and Associates, 511 W. Colfax Ave., South Bend, Ind.
South Bend and the Men Who Made It, Anderson and Cooley, Tribune Print Co.,
 1901
"The Beginnings of Industrial South Bend", DeLang, J.J., M. A. Dissertation,
 Notre Dame (1951)
History of St. Joseph County, Howard, Timothy Edward; Chicago, Lewis, 1907

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	41 ° 40 ' 45 "	86 ° 16 ' 02 "		° ' "	° ' "	
NE	41 ° 40 ' 45 "	86 ° 15 ' 00 "				
SE	41 ° 40 ' 20 "	86 ° 15 ' 00 "				
SW	41 ° 40 ' 20 "	86 ° 16 ' 02 "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 97.65

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: Brian Crumlish, Architectural Consultant; Patrick Furlong, Assoc. Prof. of History; Thomas Schlereth, Asst. Prof., American Humanities;

ORGANIZATION: Ruth Price, Exec. Vice Pres., Irene Forbes, Secretary
 Southhold Restorations, Inc.

DATE: 7-31-74

STREET AND NUMBER:
 228 W. Colfax Ave.

CITY OR TOWN: South Bend STATE: Indiana CODE: 18

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name _____

Title _____

I hereby certify that this property is included in the National Register.

 Director, Office of Archeology and Historic Preservation

Date _____

ATTEST:

 Keeper of The National Register

SEE INSTRUCTIONS